

Attachment 1 to Maintenance Plan

List of Deferred Maintenance (DM)

Note: The Concessioner must cure all DM within two years of the effective date of this Contract.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
4870	Dorm #1	Paint Vinyl Single Hung Windows	Prepare and paint the window frames associated with the vinyl windows on the east side of the building. The paint is severely peeling (2 EA).
4870	Dorm #1	Replace Wood Screen Doors	Replace the wood screen doors located at rooms 101 and 104. The screen doors are missing (2 EA).
4870	Dorm #1	Paint Interior Wood Door	Prepare and paint the interior personnel doors throughout the building. The paint is worn and requires renewal. (8 EA)
4870	Dorm #1	Paint Wood Bi-fold Door	Prepare and paint the interior folding closet doors throughout the building. The paint is worn and requires renewal. (5 EA)
4870	Dorm #1	Replace Wood Stairs	Replace the top board of the wood stair railing on the right side of the stairs. The top board is rotted and needs replacing (5 LF).
4870	Dorm #1	Replace Drywall Wall Finish	Replace the rubber cove around the lower perimeter of the bathroom is extremely worn, dirty and requires renewal. Replace all rubber coves throughout the bathrooms (88 LF).
4870	Dorm #1	Paint Drywall Wall Finish	Prepare and paint the drywall interior wall finish throughout the building. The paint is worn and requires renewal. (3600 SF)
4870	Dorm #1	Replace Vinyl Tile Floor Finish	Remove and replace the vinyl tile interior floor finish throughout the building. The vinyl tile is worn, deteriorated and requires replacement throughout. (1286 SF)

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4870	Dorm #1	Replace Vinyl Sheet Floor Finish	Remove and replace the vinyl sheet interior floor finish throughout the bathrooms in the dorms. The vinyl sheet is worn, deteriorated and requires replacement throughout. (120 SF)
4870	Dorm #1	Paint Drywall Ceiling Finish	Prepare and paint the drywall ceiling finish throughout the building. The paint is worn and requires renewal. (120 SF)
4870	Dorm #1	Replace Heater Thermostat	Replace analog electric baseboard thermostat with programmable thermostats. Existing thermostats have reached the end of service life.
4870	Dorm #1	Replace Smoke Detector	Replace smoke detectors. The smoke detectors in the rooms have reached the end of service life and should be replaced.
4870	Dorm #1	Replace Fluorescent, 4 FT, 1 Lamp T-12 light fixture	Relamp fluorescent T-12 lamps and ballast with modern T-8 or T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than either T-8 or T-5
4871	Dorm #2	Repair Wood Double Hung Windows	Repair the wood framing around three wood windows, two located on the east side of the building and the north window on the west side of the building. The bottom of the wood frames is rotten (3 EA).
4871	Dorm #2	Replace Window Screens	Replace the window screens on four wood windows located on the north side of the building. The windows screens are missing (4 EA).
4871	Dorm #2	Replace Window Screens	Replace the window screens located on the north side of the building. The screen on the west window is badly damaged and the screen on the south window is missing (2 EA).

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4871	Dorm #2	Replace Wood Screen Doors	Replace the wood screen door at room 205. The screen door is damaged and a previous repair is not sufficient to ensure longevity (1 EA).
4871	Dorm #2	Replace Plywood Soffits	Replace deflected soffit board with open joint, prime and paint.
4871	Dorm #2	Repair Wood - Personnel w/ coating	Repair the bathroom door locks in units 203 and 204. The door locks don't work and require repair or replacement. (2 EA)
4871	Dorm #2	Paint Interior Wood Door	Prepare and paint the interior personnel doors throughout the building. The paint is worn and requires renewal. (12 EA)
4871	Dorm #2	Rehang Wood - Folding	Rehang 5 of the bi-fold doors which are no longer in the frame. These include the closet doors in 201, 204, 206, 202 and 200. (5 EA)
4871	Dorm #2	Paint Wood Bi-fold Door	Prepare and paint the interior folding closet doors throughout the building. The paint is worn and requires renewal. (8 EA)
4871	Dorm #2	Repair Concrete Step	Repair the concrete step located at the landing of the wood stairs at the southwest corner of the building. There is a large gap between the concrete step and the concrete landing that should be filled in to prevent falls (3 SF).
4871	Dorm #2	Replace Drywall Wall Finish	Replace the rubber cove around the lower perimeter of the bathroom is extremely worn, dirty and requires renewal. Replace all rubber cove throughout the bathrooms (88 LF).
4871	Dorm #2	Paint Drywall Wall Finish	Prepare and paint the drywall interior wall finish throughout the building. The paint is worn and requires renewal. (5616 SF)

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
4871	Dorm #2	Replace Vinyl Tile Floor Finish	Remove and replace the vinyl tile interior floor finish throughout the building. The vinyl tile is worn, deteriorated and requires replacement throughout. (1448 SF)
4871	Dorm #2	Replace Vinyl Sheet Floor Finish	Remove and replace the vinyl sheet interior floor finish throughout the bathrooms in the dorms. The vinyl sheet is worn, deteriorated and requires replacement throughout. (176 SF)
4871	Dorm #2	Paint Drywall Ceiling Finish	Prepare and paint the drywall ceiling finish throughout the building. The paint is worn and requires renewal. Further, there is significant mold on the ceiling in the bathroom for units 202 and 200. The mold should be cleaned and removed from the ceiling and the wall behind the toilet before painting. (176 SF)
4871	Dorm #2	Replace Heater Thermostat	Replace analog electric baseboard thermostat with programmable thermostats. Existing thermostats have reached the end of service life.
4871	Dorm #2	Replace Smoke Detector	Replace smoke detectors. The smoke detectors in the rooms have reached the end of service life and should be replaced. Smoke detectors are mounted on a very high ceiling that makes it difficult to check and change batteries. In dorm #2 Room 201 the smoke detector was hanging by wires and not securely mounted on ceiling.
4872	Dorm #3	Replace Window Screens	Replace window screens, two at room 301, one at room 302, one at room 300, and one at room 304. The screens at rooms 301, 302, and 300 are missing while the screen at 304 is damaged (5 EA).
4872	Dorm #3	Repair Wood Double Hung Windows	Repair the window screen at room 305. The right window screen has a broken wood piece at the bottom of the screen (1 EA).

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4872	Dorm #3	Replace Wood Screen Doors	Replace the wood screen door at room 304. The screen door is missing (1 EA).
4872	Dorm #3	Repair Wood - Personnel w/ coating	Repair the bathroom door frame on unit 306. The door frame is damaged and if it can't be repaired it should be replaced. (1 EA)
4872	Dorm #3	Paint Interior Wood Door	Prepare and paint the interior personnel doors throughout the building. The paint is worn and requires renewal. (12 EA)
4872	Dorm #3	Rehang Wood - Folding	Rehang 2 of the bi-fold doors which are no longer in the frame. These include the closet doors in 306 and 302. (2 EA)
4872	Dorm #3	Paint Wood - Folding	Prepare and paint the interior folding closet doors throughout the building. The paint is worn and requires renewal. (8 EA)
4872	Dorm #3	Replace Drywall Wall Finish	Replace the rubber cove around the lower perimeter of the bathroom is extremely worn, dirty and requires renewal. Replace all rubber cove throughout the bathrooms (88 LF).
4872	Dorm #3	Paint Drywall Wall Finish	Prepare and paint the drywall interior wall finish throughout the building. The paint is worn and requires renewal. (5616 SF)
4872	Dorm #3	Replace Vinyl Tile Floor Finish	Remove and replace the vinyl tile interior floor finish throughout the building. The vinyl tile is worn, deteriorated and requires replacement throughout. (1448 SF)

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
4872	Dorm #3	Replace Vinyl Sheet Floor Finish	Remove and replace the vinyl sheet interior floor finish throughout the bathrooms in the dorms. The vinyl sheet is worn, deteriorated and requires replacement throughout. (176 SF)
4872	Dorm #3	Paint Drywall Ceiling Finish	Prepare and paint the drywall ceiling finish throughout the building. The paint is worn and requires renewal. (176 SF)
4872	Dorm #3	Replace Heater Thermostat	Replace analog electric baseboard thermostat with programmable thermostats. Existing thermostats have reached the end of service life.
4872	Dorm #3	Replace Smoke Detector	Replace smoke detectors. The smoke detectors in the rooms have reached the end of service life and should be replaced. Smoke detectors are mounted on a very high ceiling that makes it difficult to check and change batteries.
4873	Restaurant	Adjust Door Opening Force	Adjust existing closers on the pair of doors at the front entrance to proper opening force. A maximum of 5 lbs. opening force is allowed; existing conditions range to 10 lbs. opening force.
4873	Restaurant	Replace Painted Metal Exterior Door	Replace the painted metal exterior door (36"x83") located at the entrance to the mop room on the west side of the building (1 EA). The bottom of the door is severely rusted.
4873	Restaurant	Replace Roofing, Shingle-Architec, Premium	Replace broken shingles where tree damage has occurred, east gable rake edge (8 SF).
4873	Restaurant	Replace Wood Fascia/Rakes	Replace flashing at corners on each side of roof at entrance to restaurant where holes exist.

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4873	Restaurant	Clean Soffit	Clean and repaint the soffit located on the southwest and southeast sides of the building. The soffit has a large amount of mold built up that will reduce its' life.
4873	Restaurant	Remove Roofing, Single Membrane, Rolled Roof	Remove debris and organic growth, mold and clean roof membrane. Water ponding on most of membrane will reduce life expectancy. EPDM flat white roofing membrane fully adhered, located in between the raised asphalt shingle roofs where the rooftop mechanical equipment is located (1,787 SF).
4873	Restaurant	Adjust Door Opening Force	Adjust existing closers on each of two doors at the Men's and Women's restrooms. A maximum of 5 lbs. opening force is allowed; existing conditions range to 10 lbs. opening force.
4873	Restaurant	Adjust Door Closer Delay	Adjust existing closers on each of two doors at the Men's and Women's restrooms to proper closer delay. A maximum of 5 seconds closing time is allowed, existing adjustment has doors closing in 3 seconds.
4873	Restaurant	Install ADA Restroom Sign	Provide and properly install an ADA compliant sign at the Women's restroom, the existing is non-compliant because it has no tactile characters or Braille.
4873	Restaurant	Replace Interior Wood Doors	Provide and install a single hinged swinging door with a minimum clear opening of 32" at the location of the existing pair of doors. A pair of doors is fine as long as the primary operable door provides a minimum 32" clear opening; the existing opening provides only 27" clear.
4873	Restaurant	Install Toilet Unit Door Pulls/Self Closers	Modify the existing toilet partitions (or provide new) with appropriate operating hardware. Stall doors are required to have pulls on both sides that are easy to grasp and don't require turning and be self-closing.

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4873	Restaurant	Install Grab Bars	Provide and properly install two compliant 36" grab bars in each of the accessible toilet stalls, currently 24" bars are in each stall.
4873	Restaurant	Paint CMU - Interior Wall	Prepare and paint the interior CMU walls in the electrical room and the office. The paint is worn and requires renewal. (632 SF)
4873	Restaurant	Remove/Replace Wood Partition Wall	Remove two existing privacy screens outside of the Men's and Women's restrooms and reinstall similar configured so as to comply with ADAABAG Section 404.2.4. Existing screens limit passage to 42" where a minimum of 48" is required.
4873	Restaurant	Replace Concrete Stairs	Replace three 3' sections of steel stair nosing's on the concrete stairs that lead to the front entrance on the east side of the building (3 EA). The nosing are damaged and need replacement.
4873	Restaurant	Repair Concrete Stairs	Repair the concrete stairs that lead to the front entrance on the east side of the building (10 SF). There are multiple locations where the concrete is chipped adjacent to the stair nosing's causing a trip hazard.
4873	Restaurant	RegROUT Ceramic Tile Wall Finish	Clean, prepare and regROUT the ceramic tile interior wall finish in the kitchen (2% of total, 39 SF). The grout is deteriorated and requires renewal to preserve the life of the tile finish.
4873	Restaurant	Replace Quarry Tile Floor Finish	Replace the cracked tiles in the kitchen across from the office near the walk-in freezer (9 SF). There is a section of cracked quarry tiles in the kitchen that require replacement.
4873	Restaurant	RegROUT Ceramic Tile Floor Finish	Clean, prepare and regROUT the ceramic tile interior floor finish in the bathrooms near the main entrance (351 SF). The grout is deteriorated and requires renewal to preserve the

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			life of the tile finish.
4873	Restaurant	Replace Acoustical Ceiling Tiles	Remove and replace the suspended acoustical ceiling finish throughout the kitchen area. The acoustical ceiling is deteriorated, stained, the seams are loose and the ceiling requires replacement. (2160 SF)
4873	Restaurant	Replace Women's Restroom Toilet	Provide and properly install a compliant toilet fixture in the ADA stall in the Women's restroom. Toilet is required to be mounted within 16-18" of an adjacent wall, both existing toilets are more like 19.5", additionally both fixtures are too high, install toilets with a seating height between 17" and 19" above the finished floor.
4873	Restaurant	Repair Kitchen Power Ventilators Junction Boxes	Repair junction box covers on ventilators on the roof. The junction box covers are missing and need to be replaced.
4873	Restaurant	Replace Emergency Exit Sign	Replace incandescent exit signs located over doorways in building. The exit signs are over twenty years old and have reached the end of service life. The incandescent exit signs should be replaced with LED exit sign to save energy and extend life.
4873	Restaurant	Replace Men's Restroom Toilet	Provide and properly install a compliant toilet fixture in the ADA stall in the Men's restroom. Toilet is required to be mounted within 16-18" of an adjacent wall, both existing toilets are more like 19.5", additionally both fixtures are too high, install toilets with a seating height between 17" and 19" above the finished floor.

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4873	Restaurant	Modify Sink Countertop	Modify the existing lavatory installation as required to comply with the ADAABA Guidelines in the Men's restroom. Top itself appears to be OK, but it has had an apron added underneath that restricts the clear knee space to below the required 27".
4873	Restaurant	Reinstall Soap Dispensers	Properly reinstall two existing soap dispensers in the Men's restroom. Existing are typically installed 50" above the finished floor in conditions where the maximum allowable is 44".
4873	Restaurant	Modify Sink Countertop	Modify the existing lavatory installation as required to comply with the ADAABA Guidelines in the Women's restroom. Top itself appears to be OK, but it has had an apron added underneath that restricts the clear knee space to below the required 27".
4873	Restaurant	Reinstall Soap Dispensers	Properly reinstall two existing soap dispensers in the Women's restroom. Existing are typically installed 50" above the finished floor in conditions where the maximum allowable is 44".
4873	Restaurant	Reinstall Paper Towel Dispensers	Properly reinstall two existing towel dispensers in the Women's restroom. Existing is installed at 54" above the finished floor; the maximum allowable is 48".
4874	Country Store	Replace Concrete Slab on Grade	Replace the concrete slab on grade foundation for the north side of the building. The subsurface is apparently not stable (possibly due to water drainage) and the slab is sinking on the northwest corner and damaging the interior concrete block walls which sit on top of the slab.
4874	Country Store	Replace Window Screen	Replace the window screen for the first double hung window north of the south front entrance door. The screen has multiple holes and needs replacement (1 EA).

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4874	Country Store	Install ADA Signage	Provide and properly install fully compliant ADA signage at both the Men's and Women's restrooms. Existing signs are mounted too high at 72" (60" maximum allowable) and have no tactile characters or Braille nor do they have the international symbol of accessibility.
4874	Country Store	Adjust Door Opening Force	Adjust the Men's and Women's restroom door closers to the proper opening force (5 pounds); current conditions are 14 and 15 lbs.
4874	Country Store	Adjust Door Closer Delay	Adjust closers of each of two entry doors to a minimum of 5 second closer delay; one of two is currently 5 seconds.
4874	Country Store	Adjust Door Opening Force	Adjust existing closers on each of two entry doors to proper opening force. A maximum of 5 lbs. opening force is allowed; existing conditions range from 7 to 10 lbs. opening force.
4874	Country Store	Repair Wood Screen Doors	Repair the screen on both front screen doors. The screen has come unattached in several locations on the doors (2 EA).
4874	Country Store	Replace Wood - Personnel w/ coating	Replace the door knob on the painted, hollow wood, interior, personnel door leading to the utility room. The door is missing the door knob and the hardware should be replaced. (1 EA)
4874	Country Store	Paint Interior Wood Door	Prepare and paint the interior, hollow wood, personnel door leading to the utility room. The paint finish is worn and requires renewal. (1 EA)
4874	Country Store	Install Door Closers At ADA Stalls	Provide and install closers on the accessible stall doors in both the Men's and Women's restroom that currently do not self-close as required.

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4874	Country Store	Paint CMU - Interior Wall	Prepare and paint the interior CMU walls in the equipment room and the receiving room. The interior wall paint is worn and requires renewal. (414 SF)
4874	Country Store	Replace Quarry Tile Floor Finish	Replace the missing quarry tile in the main retail area across from the check-out counter. The quarry tile interior floor finish is missing and requires replacement. (36 SF)
4874	Country Store	Replace Wall Fan	Replace through the wall electric fan located in back of Country Store (1 EA). Fan is nearing end of service life and louvers are bent and missing hinge pins.
4874	Country Store	Replace Fluorescent - Interior, 4-FT 2 Lamp T12 - Lighting	Relamp fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than T-5
4874	Country Store	Replace Men's Restroom Toilet	Provide and properly install a new compliant toilet in the Men's accessible stall; the existing toilet has the flush operator on the wrong side and the entire fixture is installed to close (14.5" versus 16 minimum) to the adjacent wall.
4874	Country Store	Reinstall Toilet Paper Dispenser	Properly reinstall the existing toilet paper dispenser in the Men's accessible toilet stall as required. Item is required to be between 7-9" to the center line of the dispenser from the front of the water closet at the new toilet (existing is 4").
4874	Country Store	Install Grab Bars	Install two 36" rear wall grab bars in each of two accessible toilet stalls as required (4 total), existing are each 24".
4874	Country Store	Install Drain Pipe Covers	Provide and install 4 insulated covers on exposed under lavatory hot water and drain pipes in both the Men's and Women's restrooms where none are currently provided.

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4874	Country Store	Replace Sink Faucets	Install new sink faucets for the four restroom lavatory faucets that comply with ADA requirements. Each of four existing faucets requires about 10 lbs. of force to operate; less than 5 pounds is the required. In addition, each of four existing faucets with self-closing valves shut off at between 4 and 10 seconds, they are required to remain open for at least 10 seconds.
4874	Country Store	Reinstall Restroom Mirrors	Reinstall two existing mirrors in the restrooms no more than 40" above the finished floor, they are currently 42".
4874	Country Store	Reinstall Paper Towel Dispensers	Reinstall two paper towel dispensers, one in each the Men's and Women's restrooms no more than 48" above the finished floor, they are currently 52".
4880	Garage/Shop	Replace Roofing, Shingle-Asphalt	Replace the south side of the gable roof. This side of the roof appears to be the original roof with many patches and some damage due to tree behind the Shop.
4880	Garage/Shop	Install ADA Door Hardware	Provide two entry door hardware sets that allow for one-handed operation, existing is non-compliant round knobs.
4880	Garage/Shop	Install Door Hardware	Remove the existing hasp and padlock and provide and properly install a regular door knob (with whatever security function that is required) that allows for one-handed operation at the entrance to the office. Existing is mounted at 54"; maximum allowable height is 48".
4880	Garage/Shop	Refinish Interior Wood Door	Prepare, clean and stain the interior doors leading to the office and the garage. The stain finish is deteriorated and requires renewal. (2 EA)

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4880	Garage/Shop	Replace Fluorescent Lighting, 4 FT, 2 Lamp, T-12	Relamp fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. Fluorescent fixtures are missing covers and T-12 lamp and ballast have reached end of service life and is less efficient than T-5
4880	Garage/Shop	Replace Fluorescent Lighting, 8 FT, 2 Lamp, T-12	Relamp fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. Fluorescent fixtures are missing covers and T-12 lamp and ballast have reached end of service life and is less efficient than T-5
4881	Lodge Unit #2 or C	Replace Roofing, Shingle-Architec	Replace approximately 8 SF of asphalt shingles on the south side of the roof. The shingles have been damaged by a tree next to the building.
4881	Lodge Unit #2 or C	Repair Concrete Block Foundation Wall	Repair the concrete foundation wall on the east side of the building where the electric conduit enters the crawlspace. The concrete around the entry point is cracked and chipping (3 SF).
4881	Lodge Unit #2 or C	Adjust Door Opening Force	Adjust all first floor door closers to proper opening force specifications. Most doors into first floor rooms require a force of approximately 10 lbs. to push open, the maximum allowable is 5 lbs.
4881	Lodge Unit #2 or C	Adjust Door Closer Delay	Adjust all first floor door closers to proper closer delay specifications. The allowable sweep period of a closer should take at least 5 seconds to move to a point 12 degrees from the latch, measured to the leading edge of the door; these doors typically closed in less than 3 seconds.
4881	Lodge Unit #2 or C	Reconnect Aluminum Downspouts	Reconnect two downspouts to gutter on the north side near the east end of the building. The downspouts are not connected to the gutter.

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4881	Lodge Unit #2 or C	Replace Wood - Personnel w/ coating	Replace the bathroom door lock in guest room 227. The bathroom door lock is missing and requires replacement. (1 EA)
4881	Lodge Unit #2 or C	Replace Ceramic Tile Wall Finish	Remove and replace the ceramic tile finish along the lower perimeter of the bathrooms throughout the guest rooms on the lower level. The tile is coming loose from the wall in a significant portion of the bathrooms. Remove and replace the tile (or remove and refinish the drywall interior wall). (27 SF)
4881	Lodge Unit #2 or C	Repair Exterior Wiring	Repair the wires located under the first floor walkway on the west side near the southwest corner of the building. Wiring should be placed in a junction box acceptable for outdoor use.
4882	Dorm #4	Repair Plywood Flooring	Repair the plywood subfloor in and around the hot water heater closet between dorm rooms #405 and #407 (30 SF). The plywood subfloor is rotted due to a water leak.
4882	Dorm #4	Repair Wood Decking and Railing	Repair the wood deck railing at the top of the stairs outside of room 401. The top board of the wood railing has warped (6 LF).
4882	Dorm #4	Replace Window Screens	Replace the windows screens on 10 of the wood windows located on the south and north sides of the building. Nine of the screens are missing and the right window screen associated with room 405 is bent (10 EA).
4882	Dorm #4	Paint Wood Double Hung Windows	Paint the window frames of the 8 wood windows on the south side of the building. The window frames were not painted when the other frames were painted (8 EA).

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4882	Dorm #4	Replace Window Screens	Replace the window screens for the two bathroom windows on the north side of the building and the window associated with rooms 401 and 403 on the south side. The screens are missing (3 EA).
4882	Dorm #4	Replace Painted Wood Screen Doors	Replace the painted wood screen doors. The doors are damaged and are at the end of their useful life (8 EA).
4882	Dorm #4	Reattach Wood - Personnel w/ coating	Reattach the door knob on the bathroom door for unit 403. This door is missing the door knob. (1 EA)
4882	Dorm #4	Paint Interior Wood Door	Prepare and paint the interior personnel doors throughout the building. The paint is worn and requires renewal. (12 EA)
4882	Dorm #4	Rehang Wood - Folding	Rehang 3 of the bi-fold doors which are no longer in the frame. These include the closet doors in 401, 404 and 400. (3 EA)
4882	Dorm #4	Paint Wood Bi-fold Door	Prepare and paint the interior folding closet doors throughout the building. The paint is worn and requires renewal. (8 EA)
4882	Dorm #4	Replace Drywall Wall Finish	Replace the rubber cove around the lower perimeter of the bathroom is extremely worn, dirty and requires renewal. Replace all rubber cove throughout the bathrooms (88 LF).
4882	Dorm #4	Paint Drywall Wall Finish	Prepare and paint the drywall interior wall finish throughout the building. The paint is worn and requires renewal. (5616 SF)

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4882	Dorm #4	Replace Vinyl Tile Floor Finish	Remove and replace the vinyl tile interior floor finish throughout the building (except unit 401). The vinyl tile is worn, deteriorated and requires replacement throughout. (1267 SF)
4882	Dorm #4	Replace Vinyl Sheet Floor Finish	Remove and replace the vinyl sheet interior floor finish throughout the bathrooms in the dorms. The vinyl sheet is worn, deteriorated and requires replacement throughout. (176 SF)
4882	Dorm #4	Paint Drywall Ceiling Finish	Prepare and paint the drywall ceiling finish throughout the building. The paint is worn and requires renewal. (176 SF)
4882	Dorm #4	Replace Heater Thermostat	Replace analog electric baseboard thermostat with programmable thermostats. Existing thermostats have reached the end of service life.
4882	Dorm #4	Replace Smoke Detectors	Replace the ceiling mounted smoke detectors, located on ceiling in each room (8 Ea.). The smoke detectors are past their useful lives.
4882	Dorm #4	Replace Smoke Detector	Replace the smoke detector in room 400. The smoke detector is missing (1 EA).
4882	Dorm #4	Replace Crawl Space Vents	Replace the crawlspace vent located beneath the wood deck for rooms 405 and 407. The vent is broken and needs replacement.
10190	Lodge Unit #1 or B	Repair Concrete Slab	Repair the concrete threshold at the front entrance and repair the concrete on the north corner of the porch of guest room 123. The concrete is cracking at both locations and needs repair (4 SF).

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10190	Lodge Unit #1 or B	Caulk Concrete Slab	Caulk the joint where the concrete walkway and porch meet the first floor concrete elevated slab of the main building. The caulk has deteriorated in many places along the length of the building (426 LF).
10190	Lodge Unit #1 or B	Caulk Concrete Slab	Caulk the joint where the concrete walkway and porch meet the second floor concrete elevated slab of the main building. The caulk has deteriorated in many places along the length of the building (426 LF).
10190	Lodge Unit #1 or B	Repair Wood Roof Beams	Repair approximately 30 LF of the wood roof beams on the east side of the building at guest rooms 213 and 215. The wood veneer is deteriorated and the interior beam might also be deteriorated (30 LF).
10190	Lodge Unit #1 or B	Point Stone Column Veneer	Repoint the mortared stone column veneer (240 LF) approximately 10" wide and concealing the steel structural posts on the east side of the building. The mortar is cracked and falling out in several places.
10190	Lodge Unit #1 or B	Paint Wood Column Veneer	Prepare and paint the wood column veneer on the east side of the building. The paint is severely peeling off the wood veneer (240 SF).
10190	Lodge Unit #1 or B	Replace Window Screens	Replace the two window screens at guest room 123. The screens have holes and are damaged (2 EA).
10190	Lodge Unit #1 or B	Reinstall Deadbolts	Properly reinstall existing security dead bolts at each of three accessible rooms (116, 117, 118). The existing security dead bolts are installed too high (dead bolt at 49") at of each of the three accessible rooms.
10190	Lodge Unit #1 or B	Repair Sliding Screen Door	Repair the screen door screen on the sliding glass door of guest room 119. The screen is damaged and needs replacement screen (1 EA).

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10190	Lodge Unit #1 or B	Repair Aluminum Gutters	Repair gutter joints where leaking on the north and south side.
10190	Lodge Unit #1 or B	Modify Closet Units	Modify the existing rod and shelf to meet the height requirements of the ADAABA Guidelines in each of three rooms (116, 117, 118); existing non-compliant dimensions are rod at 50" (versus 40"), shelf at 53.5" (versus 48").
10190	Lodge Unit #1 or B	Replace Painted Metal Stairs	Replace both sets of exterior metal stairs on the west side of the building. The stairs have severe rust on the underside and are past their useful life (128 SF).
10190	Lodge Unit #1 or B	Repair Drywall Wall Finish	Repair the damaged drywall interior wall finish in guest room 214. The interior wall under the window on the left side of the living area is damaged and requires repair. (25 SF)
10190	Lodge Unit #1 or B	Replace Carpet	Remove and replace the carpeting in the main living area throughout the guest rooms. The carpet is worn and requires replacement. (5824 SF)
10190	Lodge Unit #1 or B	RegROUT Ceramic Tile Floor Finish	Inspect, clean, grout and make minor repairs to the tile sections near the back door of units 217, 215, 211, 112, 118 and 216 (30 SF). The grout is corroded and missing in areas and several tiles are broken and require replacement.
10190	Lodge Unit #1 or B	Replace Bathroom Heater with Fan	Replace bathroom heater and fan. Units are beyond service life. The fan in Room 111 is unbalanced and makes excessive noise.
10190	Lodge Unit #1 or B	Replace Bathroom Heater with Fan	Replace shower ceiling heater and fan. Heater and fan have reached the end of service life.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
10190	Lodge Unit #1 or B	Replace Electric Baseboard Analog Thermostat	Replace analog electric baseboard thermostats with programmable thermostats. Existing thermostats have reached the end of service life.
10190	Lodge Unit #1 or B	Relocate Thermostats	Replace or improve thermostats in each of three rooms (116, 117, 118) so that they are easily operable with one hand, without tight grasping, pinching or twisting of the wrist.
10190	Lodge Unit #1 or B	Replace Smoke Detector	Replace smoke detectors. The smoke detectors in the rooms have reached the end of service life and should be replaced.
10190	Lodge Unit #1 or B	Replace Smoke Detector Batteries	Replace the back-up smoke alarm batteries located in rooms 214, 215, 216, 217, and 218. The smoke detectors are showing that the back-up batteries are not working properly.
10190	Lodge Unit #1 or B	Replace Ceramic Screw Type Single Bulb Fixture	Replace incandescent light fixture, the fixture has reached the end of service life.
10190	Lodge Unit #1 or B	Replace Non-Insulated Ceiling Recessed Lighting, Single Bulb	Replace non-insulated recessed light over bathroom sink; lighting has reached the end of service life.
10190	Lodge Unit #1 or B	Replace Fluorescent Lighting, 2 FT, 1 Lamp, T-12	Relamp fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than T-5
10190	Lodge Unit #1 or B	Replace Non-Insulated Ceiling Recessed Lighting, Single Bulb	Replace non-insulated recessed light over bathroom sink; lighting has reached the end of service life.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
10190	Lodge Unit #1 or B	Replace Incandescent Wall Fixture, two bulb	Replace incandescent wall mounted fixtures; fixtures have reached end of service life.
10190	Lodge Unit #1 or B	Relocate Interior Lighting	Replace or improve controls on 2 fixed lamps (existing at 49") in each of three rooms (116, 117, 118) so that they are easily operable with one hand, without tight grasping, pinching or twisting of the wrist.
10190	Lodge Unit #1 or B	Replace Exterior Walkway Light Fixtures	Remove (14) existing light fixtures and provide similar that meet the ADA relative to mounting dimensions. Existing wall mounted lighting fixtures are mounted contrary to code along the exterior accessible path in front of each of the first floor room. The bottom edge of each fixture is as low as 64" above the finished floor (80" minimum is allowable) and protruding as much as 12" (a maximum of 4" is allowable).
10190	Lodge Unit #1 or B	Repair Exit Sign	Repair the exterior exit sign located in the west side hallway on the second floor. The exit sign is missing the cover on one side of the sign (1 EA)
10190	Lodge Unit #1 or B	Replace Roofing, Shingle-Architec	Replace shingles where broken and missing in two locations: east edge of east stair and west edge of main roof near ridge.
10190	Lodge Unit #1 or B	Reinstall Towel Bars	Properly reinstall 2 existing towel bars in each of three rooms (116, 117, 118) between 40" and 48"; they are currently all at 32" above the finished floor.
10190	Lodge Unit #1 or B	Install Grab Bars	Custom make and install three rear wall 36" grab bars with floor returns on one end, existing non-compliant rear grab bars are 24".

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
65551	Grounds	Remove Vegetation from Asphalt Paved Swale	Remove vegetation growth from the asphalt swale. The vegetation is decreasing the remaining life of the asphalt surface.
65551	Grounds	Repair Asphalt Paved Parking Lot and Drives	Repair 5% (4,312 SF) of surface cracking with asphalt epoxy filler after preparing surface and cracks properly. Provide sealer treatment after repair for all asphalt
65551	Grounds	Reinstall Handicap Access Aisle Striping	Re-stripe existing parking to provide one van accessible space and 6, 60" wide access aisles. Existing marked aisles are typically 40-45"; adequate space is available so as not to impact parking spaces as they are remarked correctly. No van accessible space is currently provided. Provide and stripe a new accessible parking space adjacent to the passenger loading space.
65551	Grounds	Paint Passenger Loading Area Striping	Clearly stripe a passenger loading zone and associated access aisle at the temporary parking at the "top of the hill"; to comply with requirements relative to size (vehicle pull up space a minimum of 20' long and 96" wide), aisle, slope (passenger loading zone and access aisle should have surface slopes that are a maximum 1:48 (2%) in all directions, existing is up to 6%).
65551	Grounds	Repair Asphalt Walks	Repair 5% (110 SF) of surface cracking with asphalt epoxy filler after preparing surface and cracks properly. Provide sealer for all asphalt surface after repair.
65551	Grounds	Replace Accessible Parking Signage	Provide and properly install new compliant accessible signage at each of 9 accessible parking spaces, including one van accessible space.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
65551	Grounds	Replace Wood Split Rail Fence	Replace (4) 12' sections of two rails and (3) posts for the split rail fence located near the dorms. The fence rails and posts have fallen down and need replacement.
65551	Grounds	Replace Low Foot Lights	Replace two fixtures along the pathway from Lodge Unit #2 to the dorms. The two foot light fixtures are broken.
65551	Grounds	Renovate Sign, Wood Structure, Trail System Map	Renovate sign structure by replacing exterior frame with new cedar stained.
65551	Grounds	Paint Sign, Wood Structure	Repaint sign with new letters due to the existing letters peeling off. Painted wood signs with white applied letters on 3/4" x 3' high x 6' wide plywood double faced mounted on a wood frame and two 4" x 4" post. Located on the north side of the country store (36 SF).
65551	Grounds	Replace Sign, Wood Structure	Replace sign due to wood deterioration and end of life expectancy.
65551	Grounds	Grade Field Stone Head Wall	Grade earth away from stone head wall and storm water piping at outfall located west of country store. The stone head wall is completely covered in vegetation and is not performing as intended.
94613	Office/Building A	Repair Concrete Block Strip Footing	Repair the concrete block strip footing at the northwest corner and along the west side of the building on the underside of the concrete walkway. The concrete block is cracking and needs to be patched.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
94613	Office/Building A	Seal Concrete Slab	Prepare and reseal the concrete slab interior floor in the beer/wine storage room on the main level. The sealant finish on the concrete floor slab is deteriorated, chipped and requires replacement.
94613	Office/Building A	Clean Concrete Slab	Clean and repair spalling concrete at the southwest corner near the lobby entrance and near the entrance to the Linen/Utility room (5 SF). The concrete is cracking and chipping.
94613	Office/Building A	Caulk Concrete Slab	Caulk where the concrete walkway on the front and the concrete porch on the back meets the building (132 LF). The caulk is either missing or severely deteriorated.
94613	Office/Building A	Clean Concrete Slab	Clean and repair spalling concrete on the porches of guest rooms 201, 203 and 204 (6 SF). The concrete is cracking and chipping.
94613	Office/Building A	Caulk Concrete Slab	Caulk where the concrete walkway on the front and the concrete porch on the back meets the building (120 LF). The caulk is either missing or severely deteriorated.
94613	Office/Building A	Replace Metal Structural Support	Replace the 4"x2" painted steel support beam located at the northwest corner of the building where the concrete stairs meet the elevated walkway. The steel beam is severely rusted and needs to be replaced.
94613	Office/Building A	Replace Plywood Exterior Siding	Replace the painted exterior plywood wall covering located along the east side of the mechanical room stairs (40 SF). The plywood is deteriorated at the bottom and should be replaced.
94613	Office/Building A	Repair Stone Column Veneer	Repair the stone veneer on the column located near the second floor entrance to the wood stairs (6 SF). The stone is falling off the column at the top near the exterior light and needs repair.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
94613	Office/Building A	Replace Wood Column Veneer	Replace the painted wood column veneer located on the east side of the building at the top of the stairs to the basement mechanical room *8 SF). The wood veneer is rotten and needs replacement.
94613	Office/Building A	Repair Wood Fixed Windows	Repair the rotted bottom wood window frames located on the porches of guest rooms 103, 104, and 203. The bottom section of the wood frame is severely deteriorated and needs replacement.
94613	Office/Building A	Paint Wood Fixed Window	Prepare and paint the window frame located on the southeast corner of the lobby (1 EA). The paint is severely chipping and peeling.
94613	Office/Building A	Adjust Entry Door Force and Closing Delay	Adjust the entry door closer to proper closer delay specifications. The existing adjustment closes the door in less than 3 seconds, the sweep period should be adjusted so that from an open position of 90 degrees, the door will take at least 5 seconds to move to a point 12 degrees from the latch, measured to the leading edge of the door.
94613	Office/Building A	Replace Wood Exterior Door	Replace the wood door at the entrance to the basement mechanical room. The door is delaminating and past its useful life.
94613	Office/Building A	Repair Metal Sliding Glass Door Screen	Repair the screen for the metal sliding glass door located at the porch of guest room 104 (1 EA). The screen has come out of its frame.
94613	Office/Building A	Repair Interior Wood Door	Repair the interior door leading to the bathroom in room 204. The interior door gets stuck in the frame during operation. Remove the door from the hinges and plane the top of the door so that it fits within the frame and operates properly as intended.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
94613	Office/Building A	Replace Metal Stairs with Wood Treads	Replace the metal stringers and wood tread supports located at the north end of the building. The tread supports are severely rusted and deteriorated.
94613	Office/Building A	Repair Concrete Stairs	Repair the cracking where the top of the stairs meet the first floor walkway. The concrete is cracked and chipped.
94613	Office/Building A	Replace Wood Molding	Replace the stained wood molding along the top of the interior door and the painted wood molding along upper perimeter of two of the walls in the storage room on the main level. The molding is missing in both of these places and should be replaced.
94613	Office/Building A	Replace Carpet	Remove and replace the carpet interior floor finish in the storage room on the main level. The carpeting is worn, deteriorated and requires replacement in the storage room.
94613	Office/Building A	Replace Carpet	Remove and replace the carpet interior floor finish in the bedroom portion of the guest rooms throughout the building. The carpet throughout the guestrooms is worn, deteriorated and requires replacement.
94613	Office/Building A	Replace Carpet	Remove and replace the carpet interior floor finish in the storage room on the second floor. The carpet is worn, deteriorated and requires replacement.
94613	Office/Building A	Replace Acoustical Ceiling Tiles	Remove and replace the suspended acoustical ceiling finish in the beer/wine room on the main level. The acoustical ceiling finish is worn, stained, the seams are loose and a majority of the tiles are sagging. The ceiling finish requires replacement.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
94613	Office/Building A	Remove Furnace, 400,000 BTUH, Oil, FUR10	Remove both oil furnaces located in basement mechanical room. Both furnaces are no longer in use and should be removed from the mechanical room.
94613	Office/Building A	Replace Electric Coil Heater with Fan, Wall Mounted	Replace bathroom heater and fan, wall mounted located in each guest bathroom across from sink (5 EA). Units are beyond service life.
94613	Office/Building A	Remove Blower, Centrif-One, 0.083 HP and Condenser Unit	Remove centrifugal blower and condenser unit located in the basement mechanical room. The blower and condenser are no longer in use (1 EA). The units are beyond service life and no longer in use.
94613	Office/Building A	Replace Thermostat	Replace analog electric baseboard thermostat with programmable thermostats. Existing thermostats have reached the end of service life.
94613	Office/Building A	Replace Propane Fireplace Insert	Replace or repair propane fireplace burner. Burner is beyond service life and pilot light stays lit continuously.
94613	Office/Building A	Replace Exterior Stairwell Lighting	Replace exterior stairwell light fixture and CFL bulb. The fixture is original to the building and rusting, the CFL bulb did not appear to be rated for outdoor use and may not function in cold weather. Ensure CFL bulb is rated for outdoor use.
94613	Office/Building A	Replace Exit Sign	Replace incandescent exit sign on second floor exterior. The exit sign is over twenty years old, missing the back cover and has reached the end of service life. The incandescent exit sign should be replaced with LED exit sign to save energy and extend life.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
94613	Office/Building A	Replace Fluorescent, 4 FT, 2 Lamp T-12 Light Fixture	Replace the fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than T-5
94613	Office/Building A	Repair Recessed Lighting, Incandescent, Single Bulb	Repair recessed fixture, cover is missing and replace incandescent bulb with CFL. Recessed Lighting, Incandescent, single bulb, located in manager's office (1 EA)
94613	Office/Building A	Replace Track Lighting	Replace incandescent track lighting; lighting is at end of service life and LED Track lights are more energy efficient.
94613	Office/Building A	Replace Fluorescent Lighting, 4 FT, 1 Lamp, T-12	Replace the fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than T-5
94613	Office/Building A	Repair Recessed Lighting, Incandescent, Single Bulb	Repair recessed fixture, covers are missing and replace incandescent globe bulbs with CFLs. Recessed Lighting, Incandescent, single bulb, located in living areas of suite (6 EA)
94613	Office/Building A	Replace Fluorescent Bath Light 2 FT, 1 Lamp, T-12	Replace the fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than T-5
94613	Office/Building A	Replace Wood Railing	Replace the 2"x6" top railing located on the east side of the building at the small set of concrete stairs that lead to the porch of guest room 103. The top rail is rotted and needs replacement.
65551	Grounds	Replace Sign, Wood Structure	Replace sign due to wood deterioration and end of life expectancy.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
65551	Grounds	Grade Field Stone Head Wall	Grade earth away from stone head wall and storm water piping at outfall located west of country store. The stone head wall is completely covered in vegetation and is not performing as intended.
94613	Office/Building A	Repair Concrete Block Strip Footing	Repair the concrete block strip footing at the northwest corner and along the west side of the building on the underside of the concrete walkway. The concrete block is cracking and needs to be patched.
94613	Office/Building A	Seal Concrete Slab	Prepare and reseal the concrete slab interior floor in the beer/wine storage room on the main level. The sealant finish on the concrete floor slab is deteriorated, chipped and requires replacement.
94613	Office/Building A	Clean Concrete Slab	Clean and repair spalling concrete at the southwest corner near the lobby entrance and near the entrance to the Linen/Utility room (5 SF). The concrete is cracking and chipping.
94613	Office/Building A	Caulk Concrete Slab	Caulk where the concrete walkway on the front and the concrete porch on the back meets the building (132 LF). The caulk is either missing or severely deteriorated.
94613	Office/Building A	Clean Concrete Slab	Clean and repair spalling concrete on the porches of guest rooms 201, 203 and 204 (6 SF). The concrete is cracking and chipping.
94613	Office/Building A	Caulk Concrete Slab	Caulk where the concrete walkway on the front and the concrete porch on the back meets the building (120 LF). The caulk is either missing or severely deteriorated.
94613	Office/Building A	Replace Metal Structural Support	Replace the 4"x2" painted steel support beam located at the northwest corner of the building where the concrete stairs meet the elevated walkway. The steel beam is severely rusted and needs to be replaced.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
94613	Office/Building A	Replace Plywood Exterior Siding	Replace the painted exterior plywood wall covering located along the east side of the mechanical room stairs (40 SF). The plywood is deteriorated at the bottom and should be replaced.
94613	Office/Building A	Repair Stone Column Veneer	Repair the stone veneer on the column located near the second floor entrance to the wood stairs (6 SF). The stone is falling off the column at the top near the exterior light and needs repair.
94613	Office/Building A	Replace Wood Column Veneer	Replace the painted wood column veneer located on the east side of the building at the top of the stairs to the basement mechanical room *8 SF). The wood veneer is rotten and needs replacement.
94613	Office/Building A	Repair Wood Fixed Windows	Repair the rotted bottom wood window frames located on the porches of guest rooms 103, 104, and 203. The bottom section of the wood frame is severely deteriorated and needs replacement.
94613	Office/Building A	Paint Wood Fixed Window	Prepare and paint the window frame located on the southeast corner of the lobby (1 EA). The paint is severely chipping and peeling.
94613	Office/Building A	Adjust Entry Door Force and Closing Delay	Adjust the entry door closer to proper closer delay specifications. The existing adjustment closes the door in less than 3 seconds, the sweep period should be adjusted so that from an open position of 90 degrees, the door will take at least 5 seconds to move to a point 12 degrees from the latch, measured to the leading edge of the door.
94613	Office/Building A	Replace Wood Exterior Door	Replace the wood door at the entrance to the basement mechanical room. The door is delaminating and past its useful life.

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
94613	Office/Building A	Repair Metal Sliding Glass Door Screen	Repair the screen for the metal sliding glass door located at the porch of guest room 104 (1 EA). The screen has come out of its frame.
94613	Office/Building A	Repair Interior Wood Door	Repair the interior door leading to the bathroom in room 204. The interior door gets stuck in the frame during operation. Remove the door from the hinges and plane the top of the door so that it fits within the frame and operates properly as intended.
94613	Office/Building A	Replace Metal Stairs with Wood Treads	Replace the metal stringers and wood tread supports located at the north end of the building. The tread supports are severely rusted and deteriorated.
94613	Office/Building A	Repair Concrete Stairs	Repair the cracking where the top of the stairs meet the first floor walkway. The concrete is cracked and chipped.
94613	Office/Building A	Replace Wood Molding	Replace the stained wood molding along the top of the interior door and the painted wood molding along upper perimeter of two of the walls in the storage room on the main level. The molding is missing in both of these places and should be replaced.
94613	Office/Building A	Replace Carpet	Remove and replace the carpet interior floor finish in the storage room on the main level. The carpeting is worn, deteriorated and requires replacement in the storage room.
94613	Office/Building A	Replace Carpet	Remove and replace the carpet interior floor finish in the bedroom portion of the guest rooms throughout the building. The carpet throughout the guestrooms is worn, deteriorated and requires replacement.

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94613	Office/Building A	Replace Carpet	Remove and replace the carpet interior floor finish in the storage room on the second floor. The carpet is worn, deteriorated and requires replacement.
94613	Office/Building A	Replace Acoustical Ceiling Tiles	Remove and replace the suspended acoustical ceiling finish in the beer/wine room on the main level. The acoustical ceiling finish is worn, stained, the seams are loose and a majority of the tiles are sagging. The ceiling finish requires replacement.
94613	Office/Building A	Remove Furnace, 400,000 BTUH, Oil, FUR10	Remove both oil furnaces located in basement mechanical room. Both furnaces are no longer in use and should be removed from the mechanical room.
94613	Office/Building A	Replace Electric Coil Heater with Fan, Wall Mounted	Replace bathroom heater and fan, wall mounted located in each guest bathroom across from sink (5 EA). Units are beyond service life.
94613	Office/Building A	Remove Blower, Centrif-One, 0.083 HP and Condenser Unit	Remove centrifugal blower and condenser unit located in the basement mechanical room. The blower and condenser are no longer in use (1 EA). The units are beyond service life and no longer in use.
94613	Office/Building A	Replace Thermostat	Replace analog electric baseboard thermostat with programmable thermostats. Existing thermostats have reached the end of service life.
94613	Office/Building A	Replace Propane Fireplace Insert	Replace or repair propane fireplace burner. Burner is beyond service life and pilot light stays lit continuously.
94613	Office/Building A	Replace Exterior Stairwell Lighting	Replace exterior stairwell light fixture and CFL bulb. The fixture is original to the building and rusting, the CFL bulb did not appear to be rated for outdoor use and may not function in cold weather. Ensure CFL bulb is

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
			rated for outdoor use.
94613	Office/Building A	Replace Exit Sign	Replace incandescent exit sign on second floor exterior. The exit sign is over twenty years old, missing the back cover and has reached the end of service life. The incandescent exit sign should be replaced with LED exit sign to save energy and extend life.
94613	Office/Building A	Replace Fluorescent, 4 FT, 2 Lamp T-12 Light Fixture	Replace the fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than T-5
94613	Office/Building A	Repair Recessed Lighting, Incandescent, Single Bulb	Repair recessed fixture, cover is missing and replace incandescent bulb with CFL. Recessed Lighting, Incandescent, single bulb, located in manager's office (1 EA)
94613	Office/Building A	Replace Track Lighting	Replace incandescent track lighting; lighting is at end of service life and LED Track lights are more energy efficient.
94613	Office/Building A	Replace Fluorescent Lighting, 4 FT, 1 Lamp, T-12	Replace the fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than T-5
94613	Office/Building A	Repair Recessed Lighting, Incandescent, Single Bulb	Repair recessed fixture, covers are missing and replace incandescent globe bulbs with CFLs. Recessed Lighting, Incandescent, single bulb, located in living areas of suite (6 EA)
94613	Office/Building A	Replace Fluorescent Bath Light 2 FT, 1 Lamp, T-12	Replace the fluorescent T-12 lamps and ballast with modern T-5 lamps and ballast. T-12 lamp and ballast has reached end of service life and is less efficient than T-5

FMSS Asset Code	Asset Description	Deficiency Title	Deficiency Long Description
94613	Office/Building A	Replace Wood Railing	Replace the 2"x6" top railing located on the east side of the building at the small set of concrete stairs that lead to the porch of guest room 103. The top rail is rotted and needs replacement.